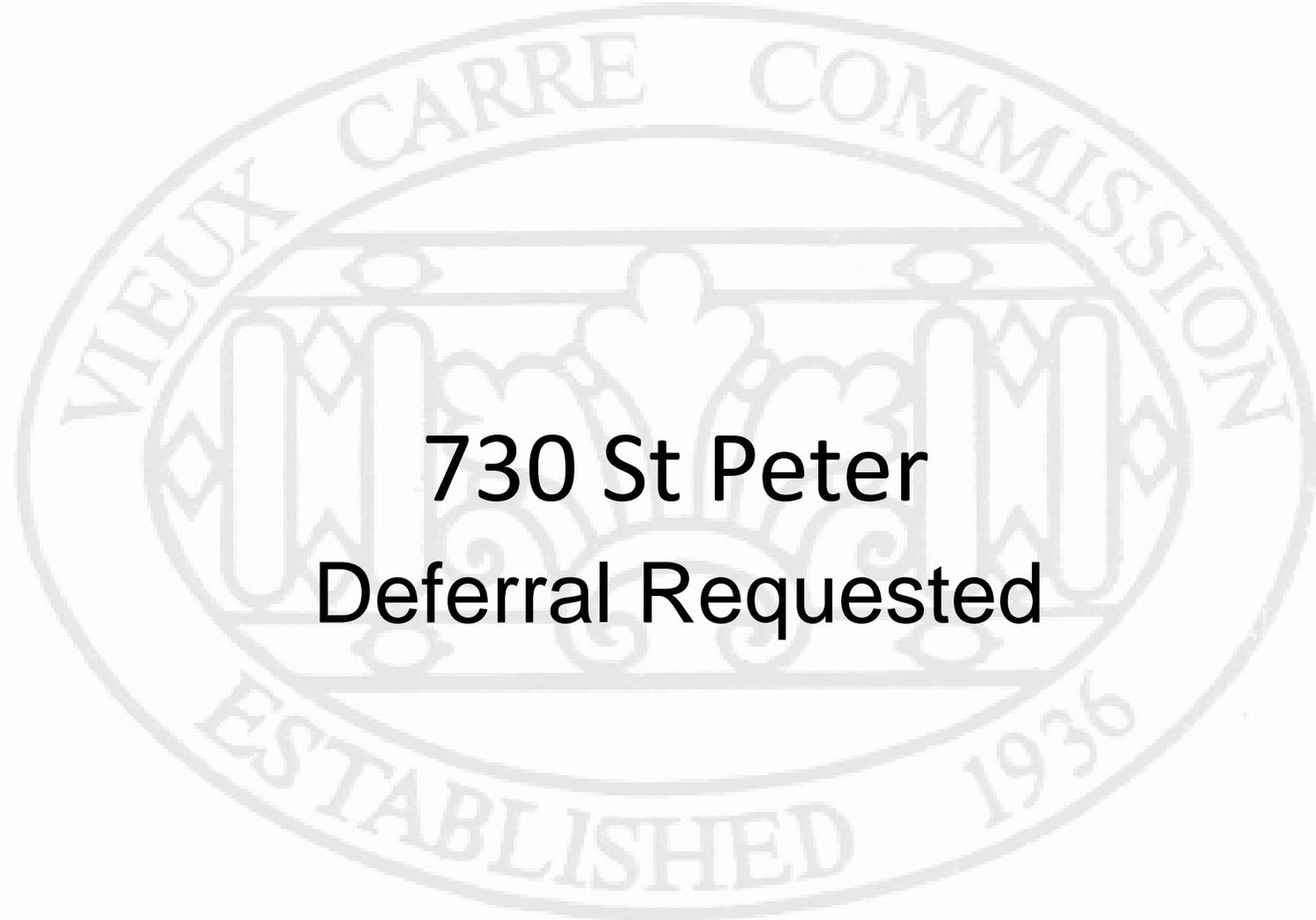


# Vieux Carré Commission Architecture Committee Meeting

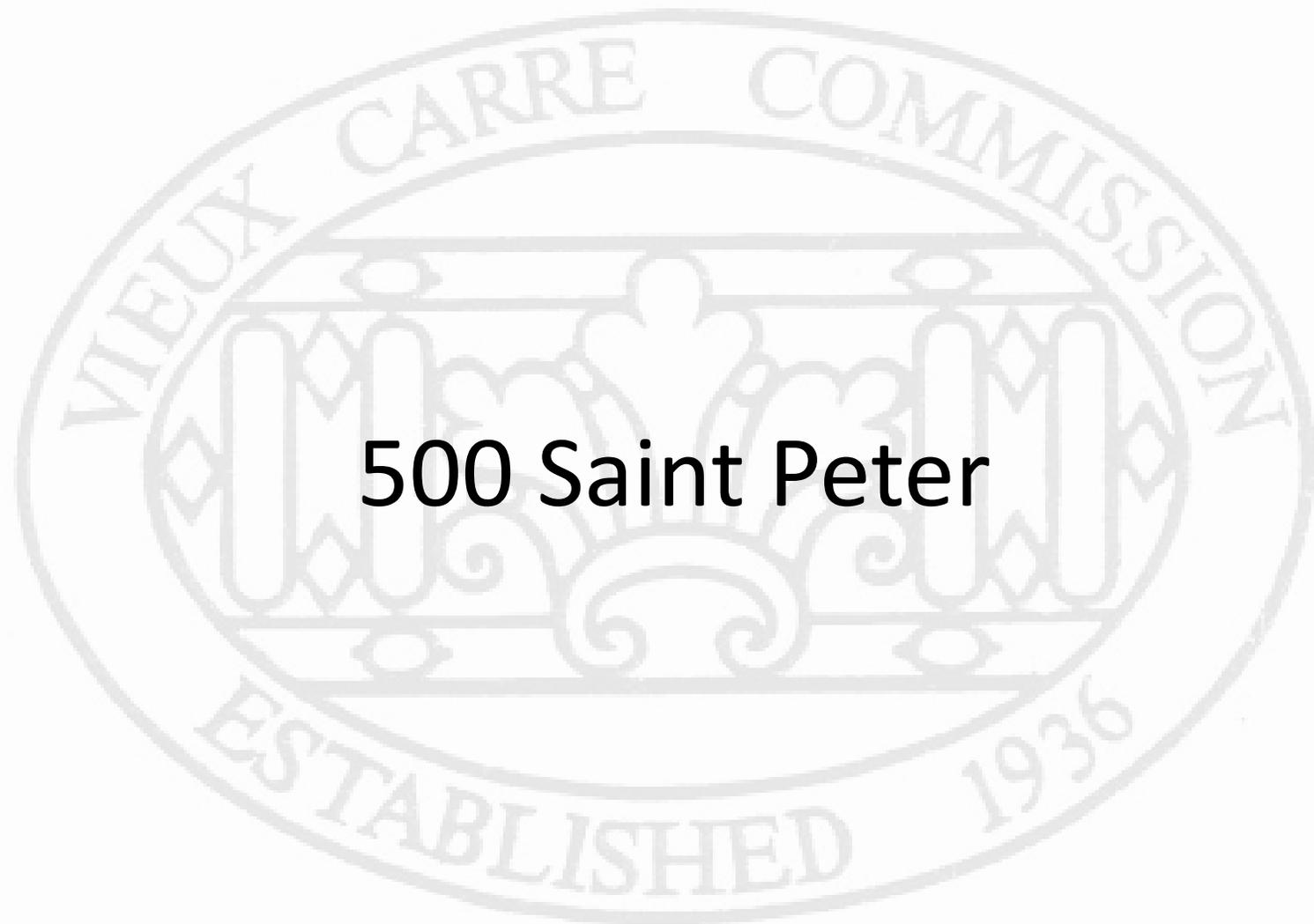
Tuesday, November 11, 2025



# Old Business



**730 St Peter  
Deferral Requested**



500 Saint Peter

|          |                          |            |                |
|----------|--------------------------|------------|----------------|
| ADDRESS: | 500-40 St. Peter         |            |                |
| OWNER:   | City of New Orleans      | APPLICANT: | Blake Kidder   |
| ZONING:  | VCC-1                    | SQUARE:    | 25             |
| USE:     | Commercial / Residential | LOT SIZE:  | 32,543 sq. ft. |

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: **Purple** - of national architectural and/or historical importance.

Baroness de Pontalba's lasting contribution to the architectural landscape of the city remains the two ca. 1850 block-long Philadelphia red brick structures that flank the upper and lower sides of the square, with sixteen elegant townhouses in each on the upper floors and separate commercial spaces on the ground floors. Henry Howard finalized James Gallier Sr.'s plans for these twin structures, known as the Upper and Lower Pontalba buildings.

**Architecture Committee Meeting of**

**11/11/2025**

**DESCRIPTION OF APPLICATION:**  
**Permit #23-13761-VCGEN**

11/11/2025

**Lead Staff: Erin Vogt**

For Recommendation Only: Proposal to install embedded mesh as needed at stucco crack repairs, per application & materials received 05/19/2023 & 10/21/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/11/2025

The extensive renovation of the property currently underway includes removal of delaminated Portland cement stucco where possible, leaving fully adhered stucco in place until future delamination occurs. The newly applied stucco will be the VCC formula. The applicant proposes installing an embedded fiberglass mesh at the transitions between the new historically appropriate stucco and the remaining Portland stucco to reduce the risk of future cracking. The provided detail indicates that the mesh would be installed in the finish coat, feathered 4" on either side of the stucco to blend the repairs.

While embedded mesh is not explicitly prohibited by the Guidelines, the standard VCC masonry repair boilerplate notes that mesh and lath may not be installed unless explicitly permitted. Unpermitted mesh installations have been discovered and cited when they have been installed in the finish coat and have become visible once the soft stucco wall surface has undergone wear. In these cases, staff has been concerned that removal would be destructive and complex, and no removal has yet been undertaken as a test case.

Staff seeks the guidance of the Committee regarding the proposed mesh installation, noting that this Purple rated building is owned by the City and the VCC may only make non-binding recommendations.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



221 Royal

|          |                        |            |                 |
|----------|------------------------|------------|-----------------|
| ADDRESS: | 221 Royal Street       |            |                 |
| OWNER:   | The Henry AT Royal LLC | APPLICANT: | Loretta Harmon  |
| ZONING:  | VCC-2                  | SQUARE:    | 65              |
| USE:     | Commercial             | LOT SIZE:  | 3,834.9 sq. ft. |

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Yellow**, contributes to the character of the District.

Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1884 commercial structure.

**Architecture Committee Meeting of** **11/11/2025**

**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit #25-12273-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install new structural ties in conjunction with a **change of use** from *art gallery/vacant* to *art gallery/residential (commercial)*, per application & materials received 04/22/2025 & 10/27/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

On 10/21/2025, the Committee reviewed an engineer's report from Mr. James Heaslip, P.E., which stated:

On August 19, 2025, Axis Engineering, LLC (AE) submitted structural drawings for a renovation to an existing building located at the above reference address to LKHarmon Architects. During the plan review stage one structural issues arose concerning the added exterior balconies due to the added dead and live loads to the foundation and framing of the existing building.

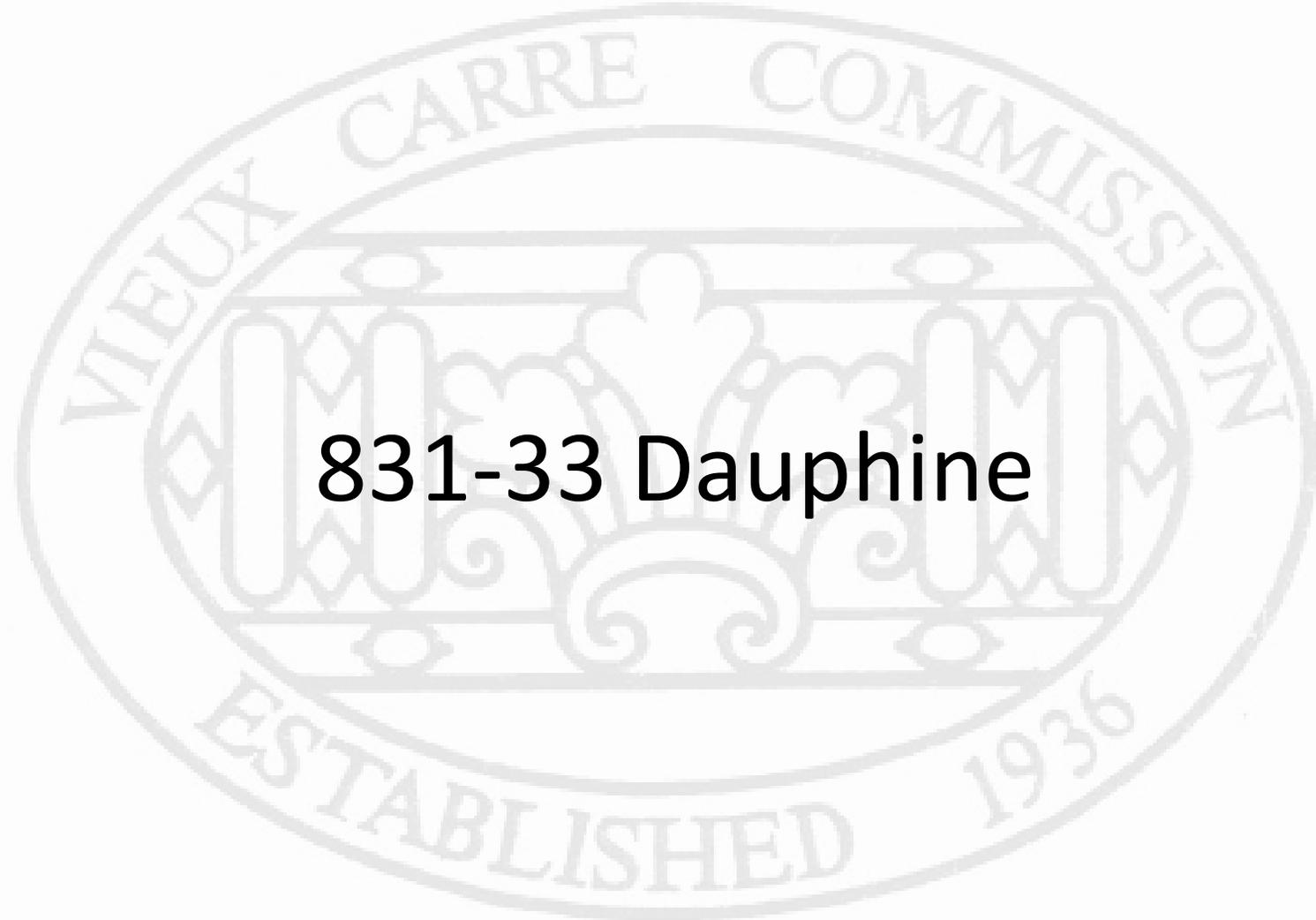
The structural foundation and framing of the existing building have been reviewed and analyzed for the additional dead and live loading of the added exterior balconies, after investigating the existing structure has been found suitable to accept the added balcony loads. It is recommended that periodic inspections be made on this property as a matter of good maintenance practice on a building of this age to ensure that any and all issues that arise in the future are remediated promptly.

At that hearing, the Committee reviewed two typical details for crack repair. The first showed the helical ties laid in the mortar joint, while the second showed walls joining at a corner, with the ties drilled at an angle and then grout injected. At that time, submitted plans appeared to only call for repair on the rear elevation at the fourth floor, and staff noted that if the corner detail is not to be used, it should be removed from the set.

On 10/27, the applicant submitted a revised rear elevation for Commission appeal, proposing to install two balconies at the center bay on the third and fourth floors of the rear facade. Staff noted that steel tieback plates are now shown on either side of the proposed rear balconies and requested additional information regarding this recent addition. The applicant submitted a revised structural set from the engineer. The unstamped drawings now show a location for the drilled and grout-injected helical ties at the front elevation, as well as tieback details for the rear elevation. The tieback details show anchor bolts with Hilti anchoring adhesive embedded in the masonry on the inside face of the wall, with a long anchor bolt penetrating the existing joists. The size of the exterior plate is not specified, but they are drawn square in the architectural elevation. Staff notes that circular plates are preferred, as square plates often lead to cracking at the corners as they age and move. More details should be provided for the structural work, and drawings must be stamped by the professional of record before final review at the Committee level.

Considering their proximity to the proposed new balconies, staff is troubled by the sudden expansion of the structural scope to include tiebacks, particularly since there has been no update to the report explaining why they are needed. It is unclear if this work would be necessary if balconies are not added to the rear of the building, or if comparable work would also be needed on the front elevation, where full width balconies have been conceptually approved by the Committee. Given the expansion of the scope, staff finds Commission review to be premature until the structural concerns are fully addressed at the Architecture Committee level.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025



**831-33 Dauphine**

|          |                        |            |                |
|----------|------------------------|------------|----------------|
| ADDRESS: | 831-33 Dauphine Street |            |                |
| OWNER:   | EV Pecunia LLC         | APPLICANT: | Charles Neyrey |
| ZONING:  | VCR-1                  | SQUARE:    | 86             |
| USE:     | Residential            | LOT SIZE:  | 5369 sq. ft.   |

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached kitchens: **Blue**, of major architectural and/or historic significance.

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

### **Architecture Committee Meeting of** **11/11/2025**

|   |                              |
|---|------------------------------|
| <b><u>DESCRIPTION OF APPLICATION:</u></b> | 11/11/2025                   |
| <b><u>Permit #24-12654-VCGEN</u></b>      | <b>Lead Staff: Erin Vogt</b> |

Review of proposed revisions to drawings stamped VCC approved in conjunction with renovation of the property, including millwork replacement and electrical work, per application & materials received 04/29/2024 & 09/30/2025, respectively.

### **Permit #25-30601-VCGEN**

Proposal to reconstruct chimneys in conjunction with roof replacement, per application & materials received 10/03/2025 & 10/07/2025, respectively.

### **STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

#### **Permit #24-12654-VCGEN**

The applicant provided a fully revised set for Committee review. Staff notes that a thorough review for any discrepancies between this set and the stamped permit set will need to be undertaken prior to the issuance of any change orders, but the following items require Committee approval:

- The two rear loggia openings on the main building are not original, and the applicant is proposing to replace them with “new heavy duty doors and hardware.” Alley door 102B is also called out for replacement. Details show all three sets of doors as 1-3/4” thick instead of 1-1/4”, with double glazing and inappropriately large muntins which do not have a historically appropriate profile. A square astragal is proposed at the rear openings. Double glazing is prohibited by the Design Guidelines, and the muntin and astragal profiles found elsewhere on the site should be utilized.
- Frosted glass is indicated for bathroom windows at the detached kitchens. Frosted glass is prohibited by the Guidelines, as is any type of obscuring film. An interior solution that does not disrupt the millwork should be proposed, such as plantation shutters.
- Security hooks are now proposed over the upper wood panel above the alley gates. More information should be provided, but this will likely be approvable per the Guidelines.
- At least ten sconces are now shown on the side elevations, presumably to function as path lighting. Staff requests specs for these fixtures but notes that their attachment to the building should be limited or perhaps avoided entirely; freestanding landscape lighting could be used, or the fixtures could be mounted to the property line fences instead of adding additional penetrations to the Blue rated building.
- Extensive electrical work includes the following:
  - Many outlets have been added to the main building, detached kitchens, and throughout the site. Four of these outlets are shown above the Dauphine-side abat-vent; staff questions why this is necessary.
  - Sheets E101 and 102 call for exterior fixtures to be “dusk to dawn, RGB color changing.” Many of them are not shown in approvable locations. Exterior fixtures must be 3000K color temp with no light changing capabilities.
  - There are references to a 24 speaker audio system, but it is unclear if they would be installed on the exterior.
  - Notably, the electrical plans call for outlets to be installed in the courtyard specifically for the previously-proposed sauna and cold plunge. The prefabricated sauna and cold plunge were not found approvable by the Committee when reviewed last year and were removed from the proposal. Any unpermitted installation of these amenities would prevent permit close out and would be cited as work without permit violations.

#### **Permit #25-30601-VCGEN**

The applicant is now proposing to install new Fortified green slate roofs on all three buildings, including removal of the metal cap and installation of a mortar cap. Inspections showed that the two center chimneys on the main building were structurally compromised, and an engineer’s report has been provided:

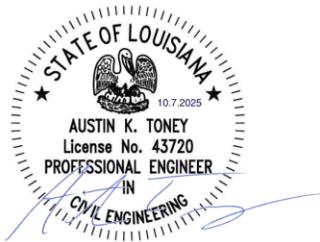
It was brought to our attention that existing chimneys were observed to be in poor condition upon the removal of the existing plaster topcoat and inspection from above. We have been tasked with offering an opinion on the structural integrity of the chimneys and provide recommendations for repair. Photographs of existing conditions are provided on subsequent pages.

It is our opinion that the brick masonry is structurally compromised from an elevation of approximately 2'-0" below the roof line to the top of the chimney. Mortar joints are fully deteriorated, and loose brickwork creates a present hazard to the safety of building occupants and workers in the vicinity of the roof. It is our opinion that in-situ repair is not feasible due to the degree of deterioration observed. Southeast Engineers recommends demolishing the chimney to a minimum elevation of 2'-0" below the roof line, and reconstructing in kind per architectural details and requirements.

It is also our opinion that the brick masonry mortar joints are deteriorated below the areas identified for reconstruction above. Southeast Engineers recommends re-pointing mortar joints in accordance with architectural requirements.

Respectfully,

Austin Toney, P.E.  
Southeast Engineers



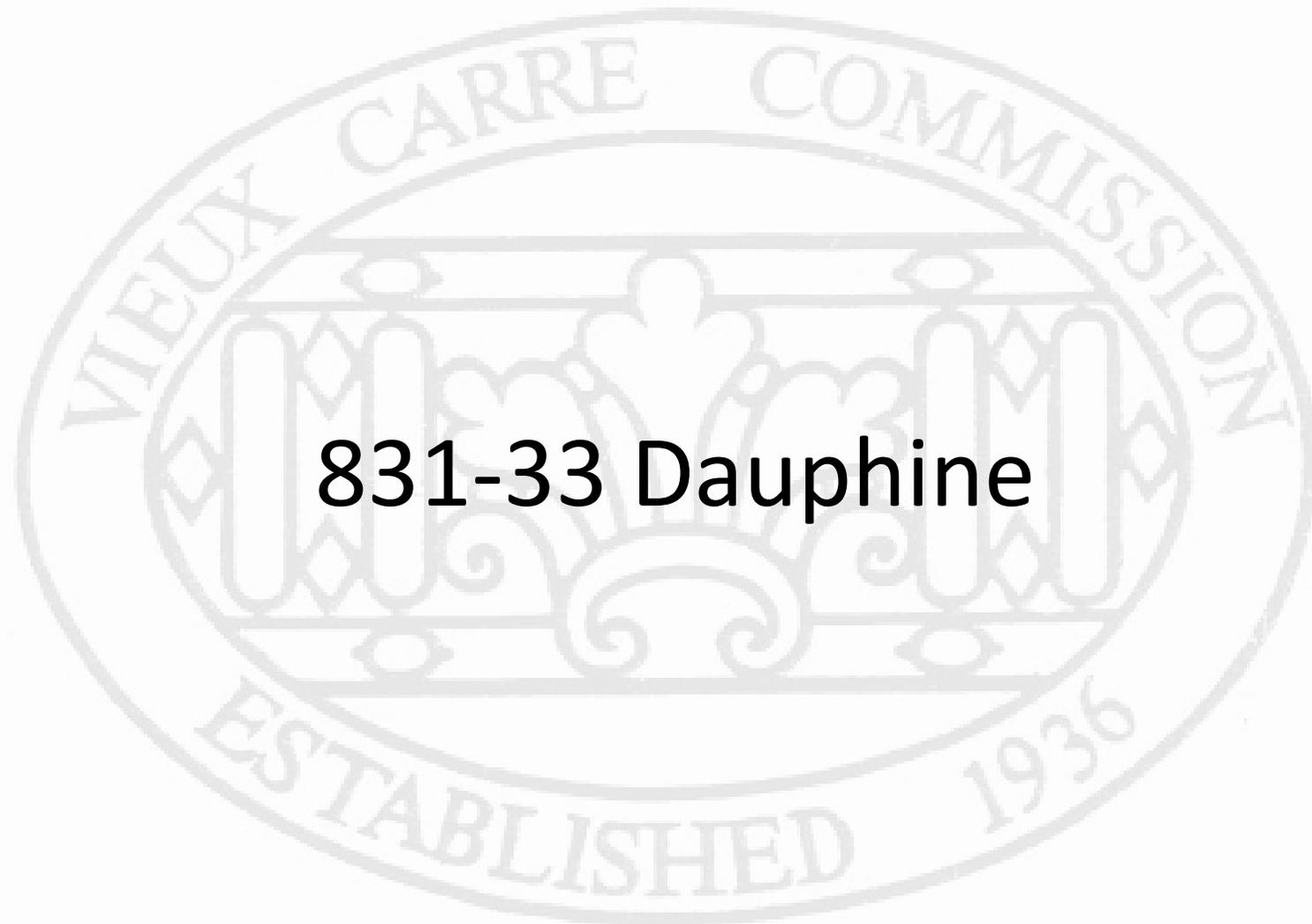
At staff's request, detailed drawings were provided for reconstruction of the chimneys, which will be disassembled to 2'-0" below the roof line. The applicant stated that the chimneys will not be removed on the interior, so no structural intervention is proposed to support the exterior. Both are shown as fully restuccoed. Staff finds the proposed reconstruction approvable.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



# New Business



**831-33 Dauphine**

|          |                        |            |                |
|----------|------------------------|------------|----------------|
| ADDRESS: | 831-33 Dauphine Street |            |                |
| OWNER:   | EV Pecunia LLC         | APPLICANT: | Charles Neyrey |
| ZONING:  | VCR-1                  | SQUARE:    | 86             |
| USE:     | Residential            | LOT SIZE:  | 5369 sq. ft.   |

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached kitchens: **Blue**, of major architectural and/or historic significance.

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

### **Architecture Committee Meeting of** **11/11/2025**

|   |                              |
|---|------------------------------|
| <b><u>DESCRIPTION OF APPLICATION:</u></b> | 11/11/2025                   |
| <b><u>Permit #24-12654-VCGEN</u></b>      | <b>Lead Staff: Erin Vogt</b> |

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Proposal to reconstruct chimneys in conjunction with roof replacement, per application & materials received 10/03/2025 & 10/07/2025, respectively.

### **STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

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- The two rear loggia openings on the main building are not original, and the applicant is proposing to replace them with “new heavy duty doors and hardware.” Alley door 102B is also called out for replacement. Details show all three sets of doors as 1-3/4” thick instead of 1-1/4”, with double glazing and inappropriately large muntins which do not have a historically appropriate profile. A square astragal is proposed at the rear openings. Double glazing is prohibited by the Design Guidelines, and the muntin and astragal profiles found elsewhere on the site should be utilized.
- Frosted glass is indicated for bathroom windows at the detached kitchens. Frosted glass is prohibited by the Guidelines, as is any type of obscuring film. An interior solution that does not disrupt the millwork should be proposed, such as plantation shutters.
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  - Notably, the electrical plans call for outlets to be installed in the courtyard specifically for the previously-proposed sauna and cold plunge. The prefabricated sauna and cold plunge were not found approvable by the Committee when reviewed last year and were removed from the proposal. Any unpermitted installation of these amenities would prevent permit close out and would be cited as work without permit violations.

#### **Permit #25-30601-VCGEN**

The applicant is now proposing to install new Fortified green slate roofs on all three buildings, including removal of the metal cap and installation of a mortar cap. Inspections showed that the two center chimneys on the main building were structurally compromised, and an engineer’s report has been provided:

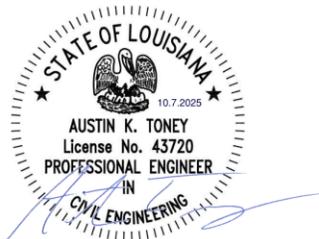
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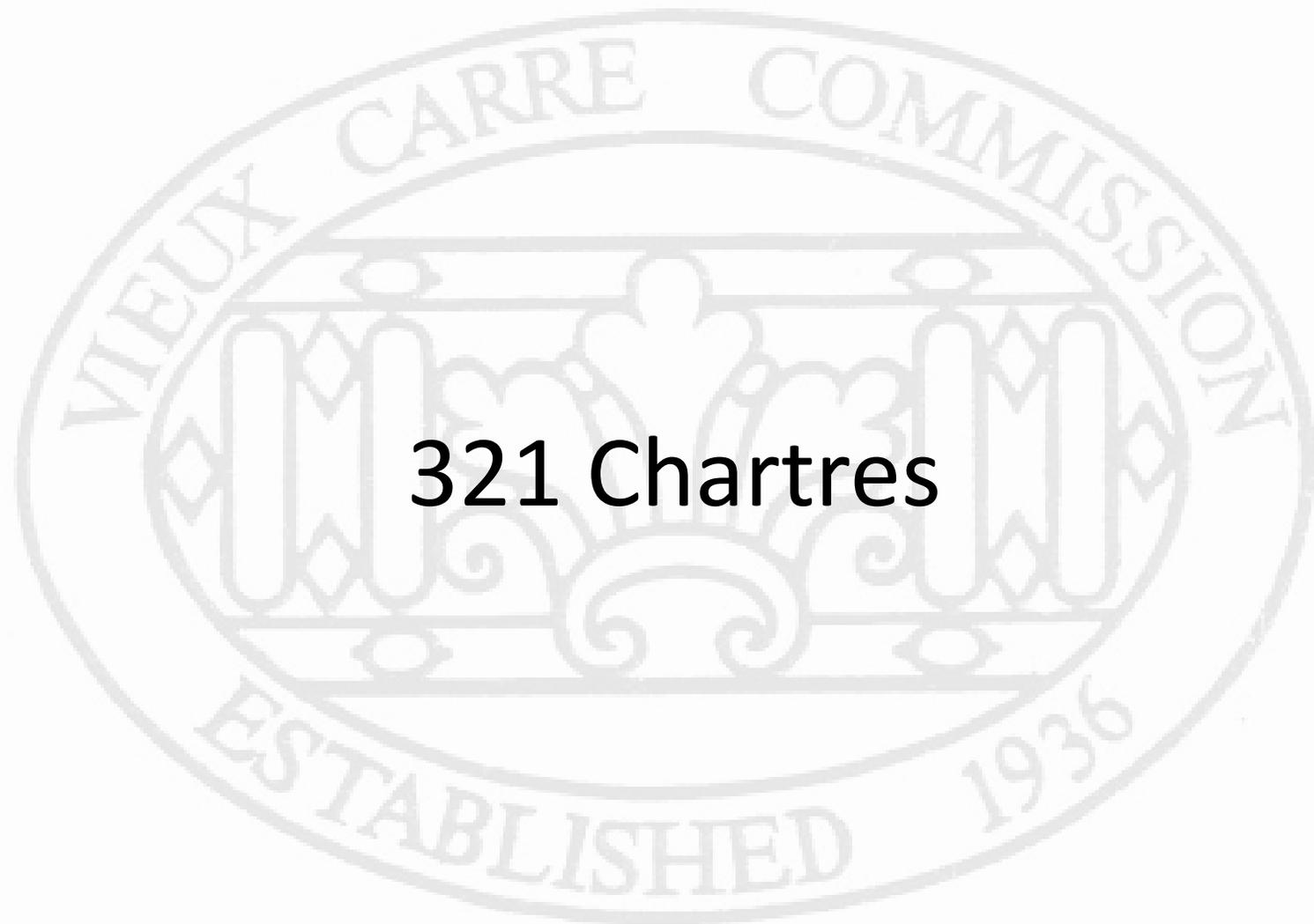
Austin Toney, P.E.  
Southeast Engineers



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**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



# 321 Chartres

ADDRESS: 321 Chartres St  
 OWNER: 321 Chartres LLC APPLICANT: Toledano Properties  
 ZONING: VCC-2 SQUARE: 37  
 USE: Commercial LOT SIZE: 2000 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: Green, of local architectural and/or historic significance.

This address features one of two identical ca. 1835 four-story brick commercial buildings in the Greek revival style with granite posts and lintels on the ground floor.

**Architecture Committee Meeting of** **11/11/2025**

**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit #25-20001-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install metal parapet cap flashing and replacement structural elements in conjunction with a new roof, per application & materials received 07/02/2025 & 10/22/2025, respectively

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

The applicant proposes to install a new natural slate roof, which is staff approvable in all aspects except rafter replacement and the proposed installation of copper parapet cap flashing. Approximately 25 2x6x12 rafters are called for replacement at the midspan of the roof, with Simpson Strong-Ties to be installed.

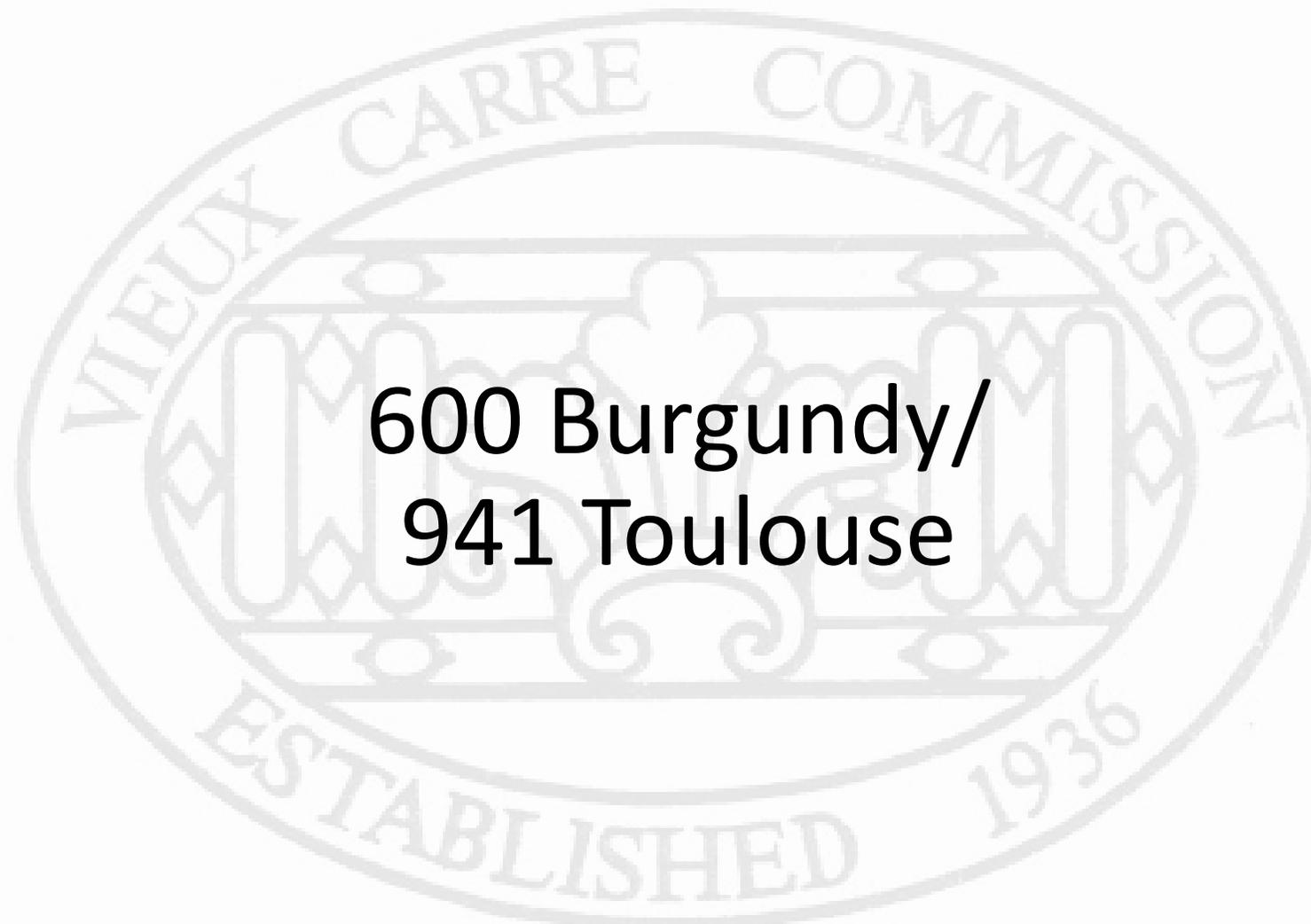
**Materials & Connection Schedule**

| Item                   | Specification  |
|------------------------|--|
| Rafter                 | #2 Southern Pine, 1½"×5½", bird-mouth cut ≤1/3 depth       |
| Top Plate              | Double 2× blocked per span                                 |
| Hurricane Tie          | Simpson Strong-Tie H1.81Z, exterior side                   |
| Fasteners (tie → wood) | Rafter: 6 × 0.131"×1½" nails; Plate: 6 × 0.131"×2½" nails  |
| Gusset Plate           | ½" plywood, nailed with 8d @ 4" o.c                        |
| Deck Sheathing         | 7/16-5/8" plywood/OSB                                      |
| Sheathing Nails        | 6" o.c edges, 12" o.c field                                |
| Underlayment           | ASTM D226 Type I, double-layer on ≤ 4:12 slopes            |
| Blocking               | 1×4 at mid-span every 4'                                   |
| Rafter Tie             | 2×4 ties per IRC R802 at ceiling level                     |
| Uplift Design          | 130 mph Exposure C, engineer-verified continuous load path |
| Ridge Connection       | Face-mount hanger (Simpson LRUZ) or bearing ridge beam     |
| Roof Covering          | Class A/B per Title 17 (ASTM D3161 Class F shingles)       |
| Code References        | IRC R301.2.1, R802, R905; IBC wind load; Title 17 UCC      |

The scope of work calls for removal of the existing membrane at the valley gutters and parapets, which currently extend to the top of the parapet and have a top-mounted termination bar. The applicant proposes to install mechanically fastened formed copper coping caps. Staff acknowledges that the current conditions are not best practice for preventing moisture intrusion. However, metal parapet caps are generally prohibited by the Guidelines, and photos submitted by the applicant as precedent show a number of properties with current work without permit violations rather than approved, compliant conditions. When the Committee does approve the use of metal caps, they are usually limited to unusually low parapets, or wall assemblies other than irregularly formed historic masonry, such as CMU or wood frame. It appears that some of the parapets in question are extraordinarily low, while others are tall enough to have a termination bar appropriately mounted on the inside face of the wall rather than at the coping. It is unclear how these parapets interact with each other, or if they can be approached individually.

If metal cap flashing is found acceptable for this property by the Committee, more detailed information must be provided prior to final review and permit, including a survey indicating if any of these walls are shared with other properties. Additionally, multiple chimneys have been encapsulated in membrane; detailed proposals should be submitted indicating how these conditions will be addressed.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025



**600 Burgundy/  
941 Toulouse**

ADDRESS: 941-943 Toulouse; 600  
 Burgundy  
 OWNER: Clang! LC APPLICANT: John Brooks  
 ZONING: VCR-1 SQUARE: 89  
 USE: Residential LOT SIZE: 2,325 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

C. 1830 1½-story double gable-ended masonry Creole cottage.

Main and service building – Green

**Architecture Committee Meeting of****11/11/2025****DESCRIPTION OF APPLICATION:**

11/11/2025

**Permit # 25-32232-VCGEN****Lead Staff: Nick Albrecht****Violation Case #25-08340-DBNVCC****Inspector: Marguerite Roberts**

Proposal to install new steel lintels above a total of four existing openings on the Burgundy elevation of the main building, per application & materials received 10/15/2025 & 10/30/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/11/2025

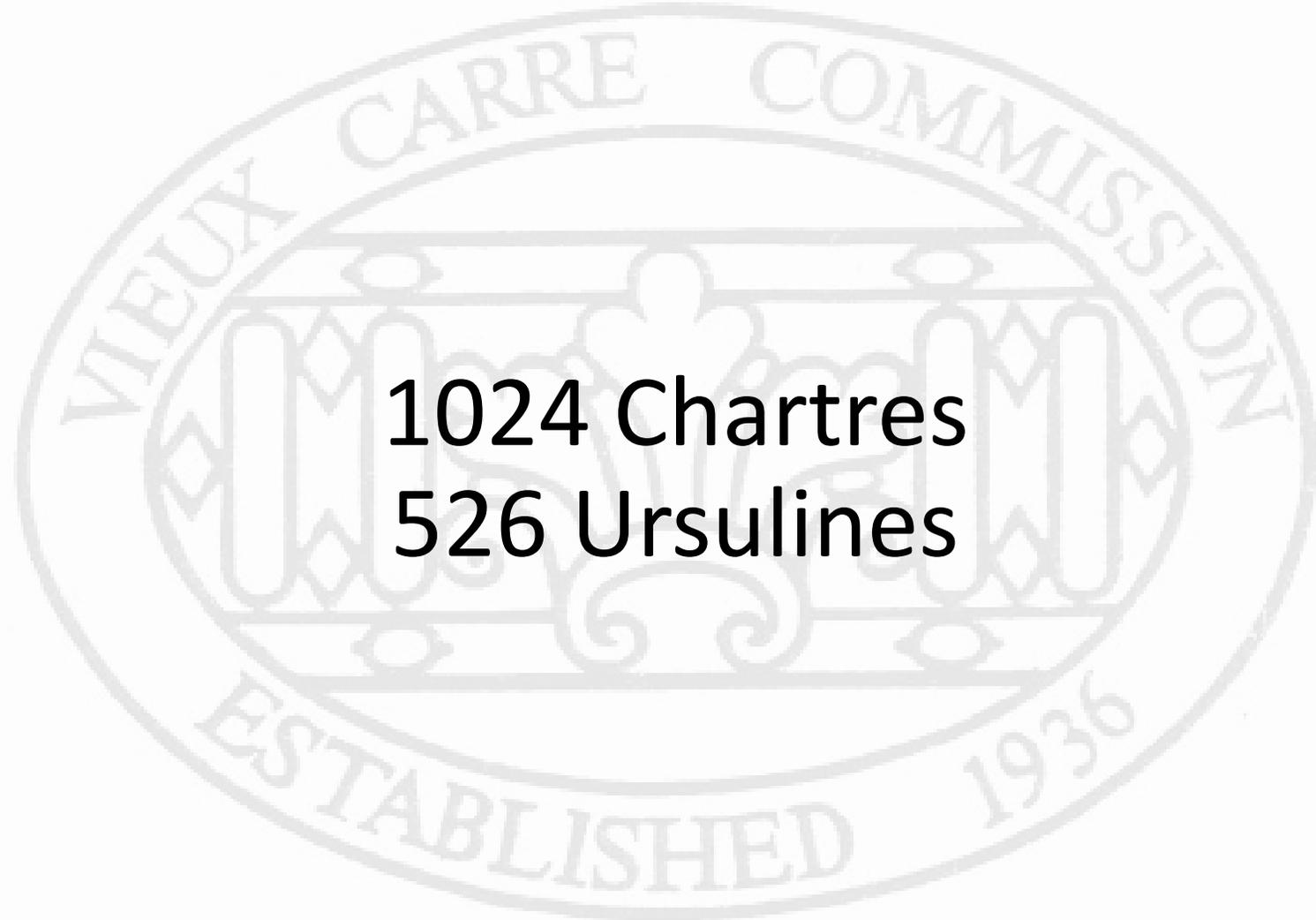
Staff issued a permit for typical stucco repairs for this building back in early September. Once that stucco work was underway, the applicant reached out to staff noting that they had discovered deterioration at the wood lintels on the Burgundy side of the main building and inquiring about the installation of new steel lintels. The new steel lintels are noted as being new ¼” angle iron lintels and the applicant stated that they would bear on the masonry for 6” on either side of the openings. No drawings were provided for this proposal. The installation of the new steel lintels is proposed for both second-floor windows, a ground floor window and a ground floor door.

This work is fairly typical, however, staff requests that detail drawings be provided prior to any permit issuance. The drawings should show both the structural elements of the lintel and how the headers will be finished and trimmed.

Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



**1024 Chartres  
526 Ursulines**

ADDRESS: 1024 Chartres (526-528 Ursulines)  
 OWNER: Hotel Provincial, LLC APPLICANT: Robert Boyd  
 ZONING: VCR-2 SQUARE: 20  
 USE: Hotel LOT SIZE: 44,442 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: 1024 Chartres property – Orange, 20th century construction  
 1030-32 Chartres Main building - Green, of local architectural/historical significance  
 1030-32 Chartres Rear additions – Orange, 20th century construction  
 1031-35 Decatur – Green, of local architectural/historical significance  
 518-20 Ursulines – Green, of local architectural/historical significance  
 526-28 Ursulines – Green, of local architectural/historical significance

The Provincial Motor Hotel located at 1024 Chartres, designed by Nolan, Nolan, and Nolan and completed in 1963 (Donald Zimmer, addition), was constructed on the site of a c. 1903 ice house. 1030-32 Chartres is a circa 1840 2-story, 3-bay masonry townhouse with cast iron gallery. 1031-35 Decatur is a High Victorian Italianate commercial building, which was renovated in the 1960s for use by the La Provincial Hotel, was constructed in 1883 after a fire destroyed the structures on the site that then housed Sambol’s Corn and Rice Mill and Macaroni Factory. 518-20 Ursulines is a 2-story, masonry, double townhouse built circa 1849 and is divided by a central passageway. Although the rear façade has two cabinets, one at each end, the historic detached service buildings have been demolished. 526-28 Ursulines features two street-front buildings – a circa 1900 service building type on the lakeside and a circa 1875 two-story structure on the riverside. The properties were combined to create one lot of record that has buildings fronting on Chartres, Ursulines and Decatur.

**Architecture Committee Meeting of** **11/11/2025**

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**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit # 25-32526-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to deconstruct and rebuild approximately 850 sq. ft. of the side elevation masonry wall of the building at 526 Ursulines St., per application & materials received 10/16/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

This application concerns the complex of properties that make up the hotel property that carries the primary address 1024 Chartres. This specific work is for the green-rated building at 526 Ursulines St. A shoring company approached staff approximately 3 months ago and submitted an application for emergency shoring of the side wall of this building. Staff issued the permit for shoring and plans have now been submitted to fully address the failing wall.

The proposed remediation work includes deconstructing a large center portion of the side wall from the peak of the parapet down to the first-floor level. A section of wall approximately 9’1” would remain in place near the front of the building and an approximate 4’ section would remain in the rear. There is only a narrow alley of approximately 40” between this building wall and the neighboring building.

The wall portion is shown being rebuilt with salvaged brick in a common bond pattern to match existing. The rebuilt wall is noted as being toothed into the existing brick coursing and having the mortar composition match the existing mortar. Salvaged millwork would be installed in the recreated openings in the wall. Changes in the reconstructed wall would include new steel lintels above the window openings and the proposed installation of new helical ties horizontally in mortar joints between the old and new wall section.

Although this is a major intervention for the building, staff appreciates the details provided for the proposed remediation. Staff finds the proposed use of the helical ties in horizontal mortar joints between the existing section and reconstructed section of walls to be an appropriate use of helical ties in this instance.

Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025



# 1021 Chartres

|          |               |            |               |
|----------|---------------|------------|---------------|
| ADDRESS: | 1021 Chartres | APPLICANT: | Studio West   |
| OWNER:   | David Wyant   | SQUARE:    | 49            |
| ZONING:  | VCR-2         | LOT SIZE:  | 4,098 sq. ft. |
| USE:     | Residential   |            |               |

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: Main house: Green, or of local architectural and/or historical Importance with  
Connecting construction: Orange, or post 1946 construction.

The owners of the De la Ronde House, a circa 1815 Creole style townhouse with a carriageway and closed loggia, donated the facade of the building to the City of New Orleans in 1981.

**Architecture Committee Meeting of** **11/11/2025**

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**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit # 25-32907-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to replace existing balcony railing with new ornamental cast iron railing, per application & materials received 10/21/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

The applicant proposes to demolish the existing balcony railing and install a collection of cast iron pieces to create a new decorative railing. The proposed new railing is much more ornate compared to the existing. The existing railing is rather simple in design but is appropriate for the ca. 1815 building. The earliest photographs staff found of this building date to 1945 and show the same railing that is currently in place. Staff could find no indication that the existing railing is some kind of replacement of an earlier railing. The railing potentially dates to the original construction of the balcony.

In addition to the question of the appropriateness of the proposed design, staff also notes that the proposal would add a significant amount of weight to the balcony. Staff completed a rough estimate of the total weight of the proposed new cast iron and estimates that it would weigh more than 900 lbs. This is almost certainly a large increase compared to the weight of the existing railing.

Without some clear evidence indicating that the existing railing is not historic building fabric, staff finds the replacement of it with more ornate new cast iron pieces with no historic documentation to be inappropriate.

Staff recommends denial of the current proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025



**1032 Royal**

|          |                         |  |            |               |
|----------|-------------------------|--|------------|---------------|
| ADDRESS: | 1032 Royal              |  | APPLICANT: | Studio West   |
| OWNER:   | Lone Tree Holdings, LLC |  | SQUARE:    | 49            |
| ZONING:  | VCR-2                   |  | LOT SIZE:  | 17,135 sq. ft |
| USE:     | Residential             |  |            |               |

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Main building and service wing – Green, of Local Architectural or Historical importance;

This Greek Revival 2½-story brick/masonry townhouse with cast iron gallery and a side carriageway appears from the archival and visual evidence to date from c. 1845.

**Architecture Committee Meeting of** **11/11/2025**

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**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit # 25-32918-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new paving and a new fountain in the courtyard, per application & materials received 10/21/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

This property was last before the Architecture Committee in February, 2025 regarding the creation of openings between this property and the neighboring 620 Ursulines property. This proposal is for new paving in 1032 Royal St. only, but the applicant notes that some of the inspiration for this proposal comes from the existing paving at 620 Ursulines.

**New Brick Paving**

At the very rear of the courtyard, in the area of the two openings to the 620 Ursulines property, the applicant proposes the installation of new herringbone brick paving set within a criss cross pattern border of bricks. Two of the borders would align with the existing brick paving in front of the service ell.

Staff finds this aspect of the proposal approvable.

**New Slate Paving**

The brick criss cross borders would extend into an existing garden bed area and border new slate paving. This design mimics existing paving in the 620 Ursulines courtyard that also features slate paving set within brick outlines.

The Guidelines for paving state that, “the VCC recommends minimizing the amount of paving on a site” and “using traditional stone or brick at an area of new paving.” (VCC DG: 10-8)

Staff finds the proposed area of slate paving with brick borders somewhat atypical, both in the combination of these two materials and the irregular layout. Although the applicant stated that all the new paving would be installed on gravel beds with sand joints, staff is also concerned about this increase in paving area in what is now an open planting bed. Staff measured the proposed new slate paving at approximately 240 sq. ft.

**Fountain**

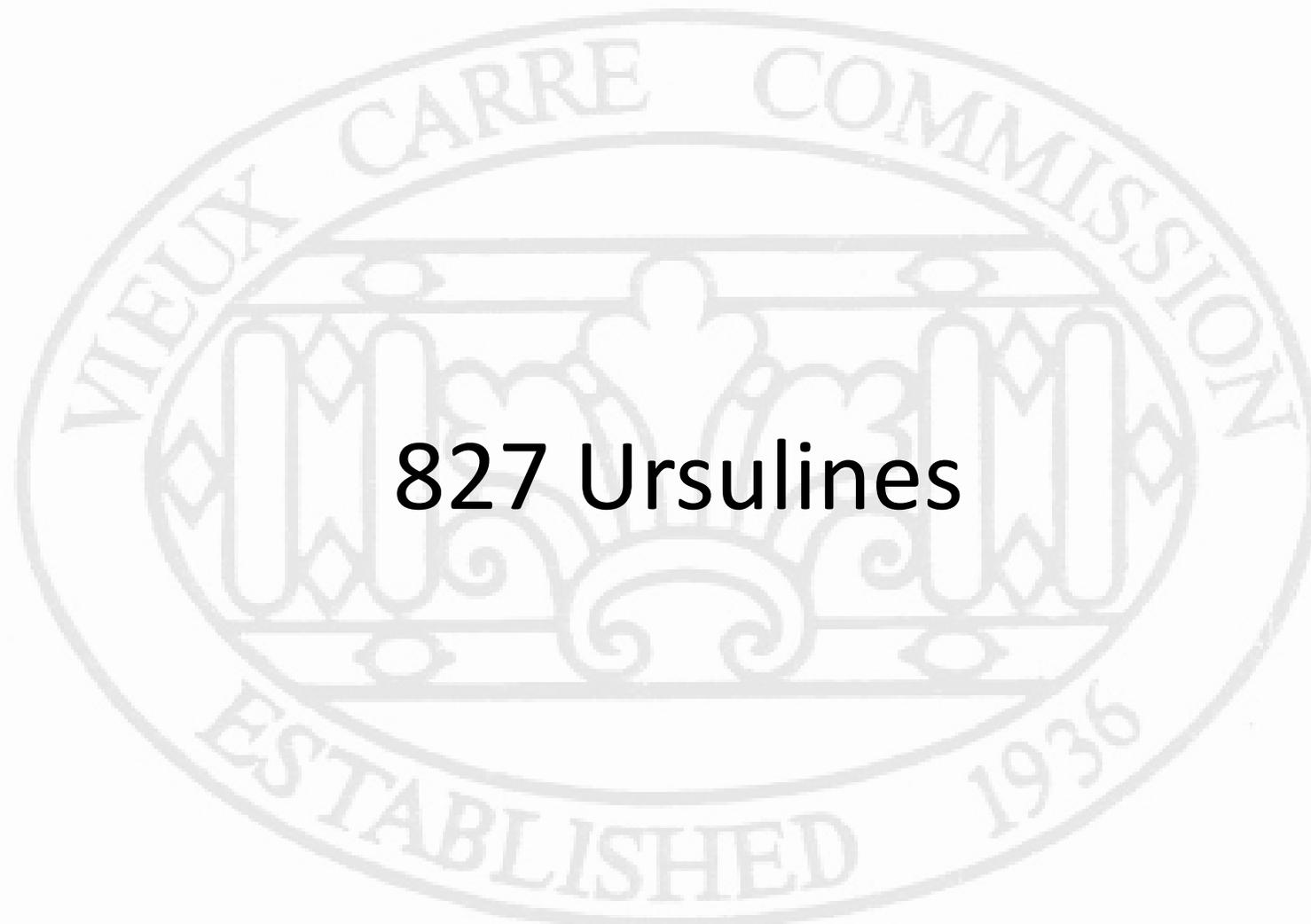
The final aspect of the proposal is the installation of a new fountain. There is an existing simple fountain in this courtyard, near the center of the existing brick paving area, which would remain in place. The proposed new fountain is shown at the very rear of the courtyard, located behind the service ell. The proposed new fountain is shown with more ornate detailing and is shown as being about the same size as the existing fountain.

The Guidelines reference fountains as water features and note that, “the VCC requires a fountain to be compatible with the historic and architectural character of the property.” (VCC DG: 10-11) Staff finds the proposed location of the fountain, near the rear corner of the property, to be somewhat atypical, particularly for a fountain of this size and design. Staff questions if a smaller and more simple wall fountain may be more appropriate for this location.

**Summary**

Although staff finds the concept of the proposed new brick paving to be approvable, staff requests commentary from the Committee regarding the proposed new slate paving and the new fountain.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025



# 827 Ursulines

ADDRESS: 827 Ursulines St  
OWNER: ROPE REPAIR Angela Kirby Clark REPO APPLICANT: UFRansen Mills LLC Page | 1  
ZONING: VCR-1 SQUARE: 78  
USE: Residential LOT SIZE: 2948.9 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.

Small c. 1830 gable-ended 1½-story Creole cottage with two bays, including an entrance with a diamond-patterned transom. Constructed at the same time as the neighboring cottage at 833 Ursulines, this property originally had two service buildings, one at the rear property line and the other adjacent to the next door building. Today only the rear service building remains.

**Architecture Committee Meeting of** **11/11/2025**

**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit #25-33524-VCGEN** **Lead Staff: Erin Vogt**

Proposal to renovate courtyard, including installation of a water feature, per application & materials received 10/27/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

The proposed courtyard renovation includes:

- Removal of existing brick pavers, to be replaced with 2” thick buff colored flagstone set on a permeable base. The pavers are shown in a continental pattern, with butt joints and no mortar.
- Existing simple brick planters on the Dauphine-side and Bourbon-side property lines are to be replaced with wider, deeper planters built from CMU with hard tan brick veneer and flagstone coping. Waterproofing membranes are shown at the historic courtyard walls.
- A new fountain with an overall width of 12’-0” and an internal measurement of 8’-0” x 3’-8” is shown on the Dauphine side. It is described as having a “poured concrete core, historic brick finish face, tile lining TBC, carved stone raised wall, piece with copper spouts; fountain pump to be installed in basin niche.”
- Additional drains are added throughout. Staff requests confirmation that all PVC will be subterranean, and the proposed decorative drain covers must be submitted for review.
- A “graphite” colored decorative sconce is proposed at the first floor of the rear dependency. The fixture and location meet most of the Guidelines for decorative fixtures, except the finish is not appropriate. An unpermitted second floor decorative fixture is also inappropriate in finish and glass color and should not be retained, but may be replaced with a copper sconce.

The VCC Design Guidelines state:

***THE VCC REQUIRES:***

- Replacing existing brick or stone paving in-kind, matching what is existing in material and pattern appropriate to the building type and construction period

**(VCC DG: 10-08)**

- A fountain or a fish pond to be compatible with the historic and architectural character of the property

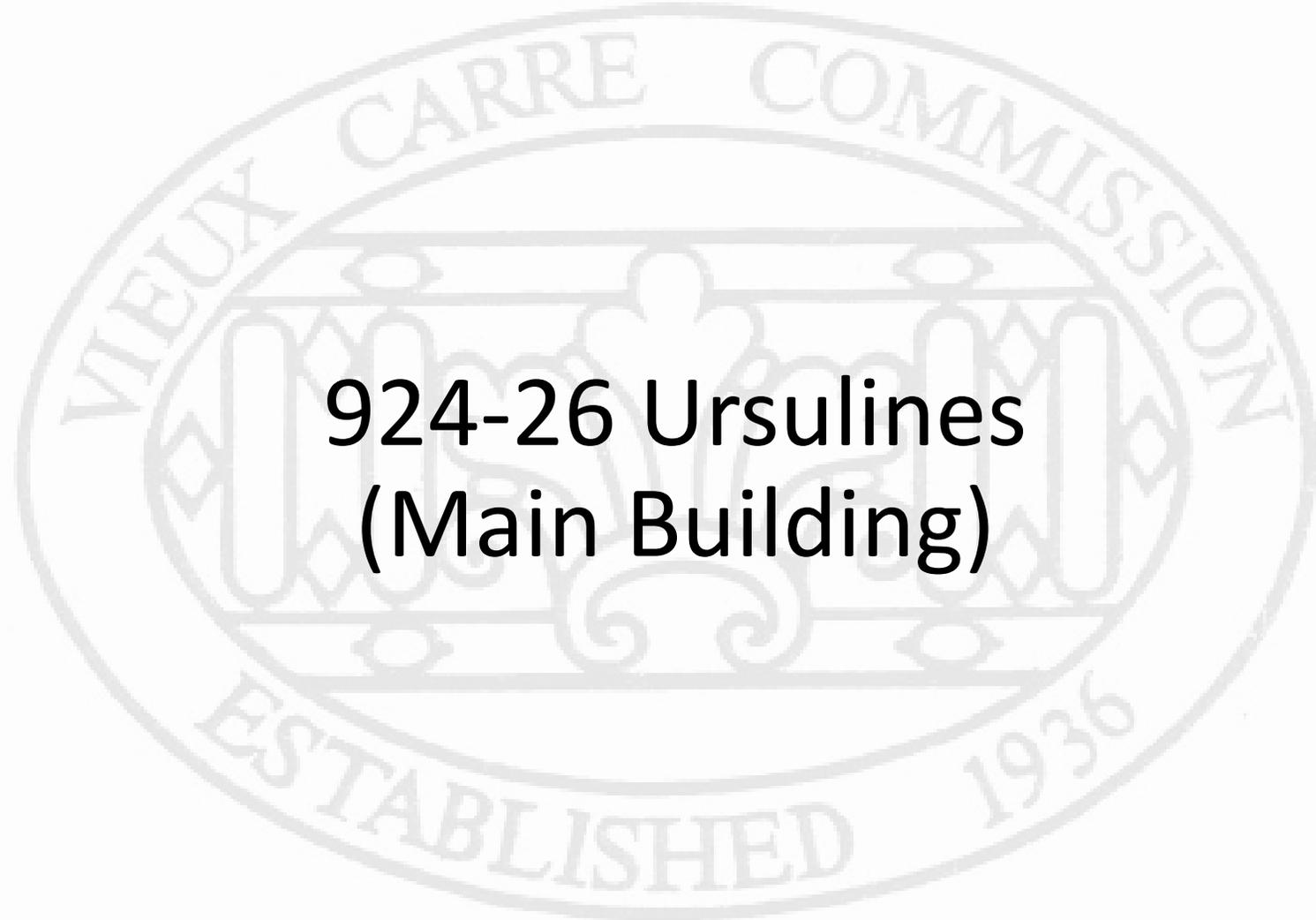
**(VCC DG: 10-11)**

Overall, staff finds the finishes and fountain to be of a higher style than the two bay Creole cottage and outbuilding. Maintaining the existing brick pavers and a installing a less ornate fountain would be preferable and more in keeping with the Guidelines, as they would be more appropriate to the existing building type and architectural character. However, staff does not find the proposed work inappropriate or detrimental per the Guidelines.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025



# Appeals and Violations



**924-26 Ursulines  
(Main Building)**

ADDRESS: 924-26 Ursulines  
OWNER: Upstate Investments, LLC APPLICANT: Lynnette Gordon  
ZONING: VCR-1 SQUARE: 84

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.

C. 1835-40 1½-story brick 4-bay Creole cottage and detached 2-story outbuilding.

**Architecture Committee Meeting of** **11/11/2025**

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**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit # 22-33427-VCGEN** **Lead Staff: Nick Albrecht**  
**Inspector: Noah Epstein**

Proposal to address or retain deviations from approved plans for renovated main building, per materials received 11/06/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

This application concerns the main building only and was last before the Architecture Committee at the 04/22/2025 Architecture Committee meeting, where the majority of the deviations from the approved plans were resolved. The items that remained unresolved were a revised proposal for the wood panel in the dormer and the third rear door at the landing. In addition to these two unresolved items, a new proposal has been added to install wood guardrails at the second-floor French doors.

**Wood Panel in Dormer**

The approved renovation plans showed new arch top windows being installed in the dormers. During inspections of the work prior to the 04/22 meeting, staff found that square top windows had been installed but the arches above these windows opened up. The applicant previously expressed an intention to install fixed glass in this space above the windows. At the 04/22 meeting, the Committee suggested that a solid panel may be an acceptable treatment for the top of this dormer. The submitted materials show that a slightly recessed, but otherwise flat panel has been installed in the arched opening.

Staff finds this flat panel to be along the lines of what was recommended by the Committee and notes that this leaves the possibility of installing arched top windows in these dormers at some point in the future.

**Rear Door at Landing**

Staff met with the applicant following the 04/22 Architecture Committee meeting and suggested that a potential alternative to the four-panel door that was originally approved in this location may be a similar four-panel door but with the top panels replaced with glass. The materials submitted by the applicant for this meeting show that a door with glass upper panels has been installed in this location. The new door appears to be similar proportioned compared to the door that was in this location prior to the renovation, with the notable change of the glass in the upper panels.

Although this work was completed without permit issuance, staff finds this revised door design approvable, provided that the door be painted.

**New Guardrails**

The new aspect of the proposal is in regard to the second-floor French doors on the side elevation. The approved plans showed these doors in place with no guardrails or other fall prevention. The applicant is proposing to install new wood guardrails matched in design to the new railing design proposed for the rear building. Staff finds this guardrail design to be in line with the railing originally approved for this project. Prior to the renovation, a simple metal guardrail was set within the jamb.

Staff finds the proposed wood guardrail design to be approvable.

**Summary**

In summary, staff finds the revised proposal for the main building to be approvable and recommends approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 11/11/2025

**Architecture Committee Meeting of****04/22/2025****DESCRIPTION OF APPLICATION:**  
**Permit # 21-30568-VCGEN**

04/22/2025

**Lead Staff: Nick Albrecht**  
**Inspector: Noah Epstein**

Proposal to retain deviations from approved plans for renovated main building, per materials received 04/07/2025.

**STAFF ANALYSIS & RECOMMENDATION:**

04/22/2025

Staff notes that there are two applications for this property with one concerning the main building and one concerning the rear building.

Proposed renovations for this property were reviewed between 2020 and 2022 with permits being issued for renovations to the main building in December of 2022. Recent site visits have shown some deviations from the approved plans. The deviations to the main building are somewhat limited and appear to be limited to the dormer windows, the second-floor French doors, rear elevation doors, entrance keypad and exterior lighting.

**Dormer Windows**

The approved plans called for arched top wood windows to be installed at all four dormers. The previously existing conditions were square top windows in these openings although the front dormer windows had atypically tall headers and some early exploratory demolition seemed to indicate an arched top window was previously in at least the front dormers.

Instead of the approved arched top windows, square windows were installed at all dormers. The rear dormer windows appear to match the previously existing and staff does not object to their retention. Staff does note that a highly atypical vent has been installed in the header of one of the rear dormers. Staff recommends that this vent be re-routed either out of the roof of the dormer or through the cheek wall.

The front windows, square top windows have been installed but the arches above these windows opened up. It appears the applicant intends to install fixed glass in this space above the windows. A design similar to this was presented at the 05/10/2022 meeting and staff noted that this would be atypical but that a taller double hung window with a square or round head would be considered as a more typical alternative. Staff does not find the current condition of the front dormer windows appropriate.

**French Doors**

The approved plans showed the second-floor French doors as existing three lite over single panel doors with the doors to be retained. The applicant notes that this was a drafting error, and the existing doors were actually 10 lite doors that were restored and reinstalled. Staff has no objection to this aspect of the proposal.

**Rear Elevation Doors**

On the rear elevation of the main building, there was previously an atypical arrangement of three openings side by side. The approved plans included infilling the middle of these openings with wood lap siding and repairing the existing doors in the other two openings. Rather than having these existing doors repaired, new single lite over decorative panel doors were installed in these openings. This door was also installed in the rear elevation opening at the stair landing, which at one time would have lead directly upstairs. This door at the landing was approved to be a wood four panel door.

Staff does not find this installed door style appropriate for these rear door openings or for this age of building. The installed doors are much more Victorian in design and would be appropriate for late 19<sup>th</sup>/early 20<sup>th</sup> century buildings of similar design, not this not this ca.1835 Creole cottage.

**Entrance Keypad**

The submitted materials include a proposal for a new entrance keypad and intercom that staff does not believe have been installed yet. The materials note that once the entrance gate is restored, the intercom access would be installed attached to the left post.

The proposed keypad appears to be of a style that may be approvable, however, staff requests more information on both the keypad and intercom. As there are only four units in this property, staff questions the necessity of an intercom system, or at least one of this size of approximately 12-1/2” tall by 4-1/2” wide.

**Lighting**

Lighting was not included in the approved plans but has been installed throughout the main building. Fortunately, it appears the lighting locations are fairly consistent with the Guidelines. Provided the

fixtures used in these locations are consistent with the lighting Guidelines, staff has no objection to the retention of lighting on the main building.

### **Roofing**

Although not previously discussed with the applicant or included in the proposed retentions, in preparing this report staff noticed an atypical condition where the slate on the rear slope meets the metal of the abat-vent. A new slate roof was permitted and installed in 2024 but the metal roof remained. It does not appear that the connection between these two materials was properly flashed.

Photos from prior to the installation of the new roof show that there was previously a wood board in this location with flashing installed under the slate and over the board. Now it appears the slate roof simply ends and there is a drop down to the metal roof with the exposed materials being simply roofing wrap. Staff recommends that this condition be improved to prevent water intrusion.

### **Summary**

In summary, staff biggest concerns regarding deviations from the approved plans are:

- The front elevation dormer windows with faux arched heads
- The atypical vent at the rear dormer header
- All three doors on the rear elevation
- The atypical roof connection between slate and metal roofing

Staff recommends denial of the retention of these elements in their current forms and recommends that the applicant revise these elements to be consistent with the approved plans.

### **ARCHITECTURAL COMMITTEE ACTION:**

04/22/2025

Mr. Albrecht read the staff report with Mr. Henry, Ms. Elliot, and Mr. Smoot present on behalf of the application. There was a brief discussion regarding the arched top dormer window with Mr. Henry stating they restored the window that had been in there and planned to add fixed glass above. Mr. Fifield noted that the dormer windows were possibly the most important aspect of the proposal given the public visibility. Mr. Fifield stated that a large piece of glass above the dormer window would be out of character for the age of the building but suggested a wood panel might be a good middle ground.

Mr. Fifield shifted the conversation to the doors on the rear elevation of the main building, noting that the doors that had been installed are more like something you would see on the front door of a 1900s uptown house. Mr. Fifield suggested that with some imagination he could imagine someone enclosing that space and reusing old front doors in that location. Mr. Fifield noted that the proportions on the doors themselves read as a reproduction rather than a true historic door.

Mr. Fifield then asked about the door on the rear elevation at the stair landing. Ms. Bourgoigne noted that this was an approved door location but not an approved door. Mr. Block noted his concern that it appeared there was a step up into the door, which is a code violation. Mr. Albrecht noted this was supposed to be a four-panel door. There was a brief discussion of adding a second landing to satisfy the code.

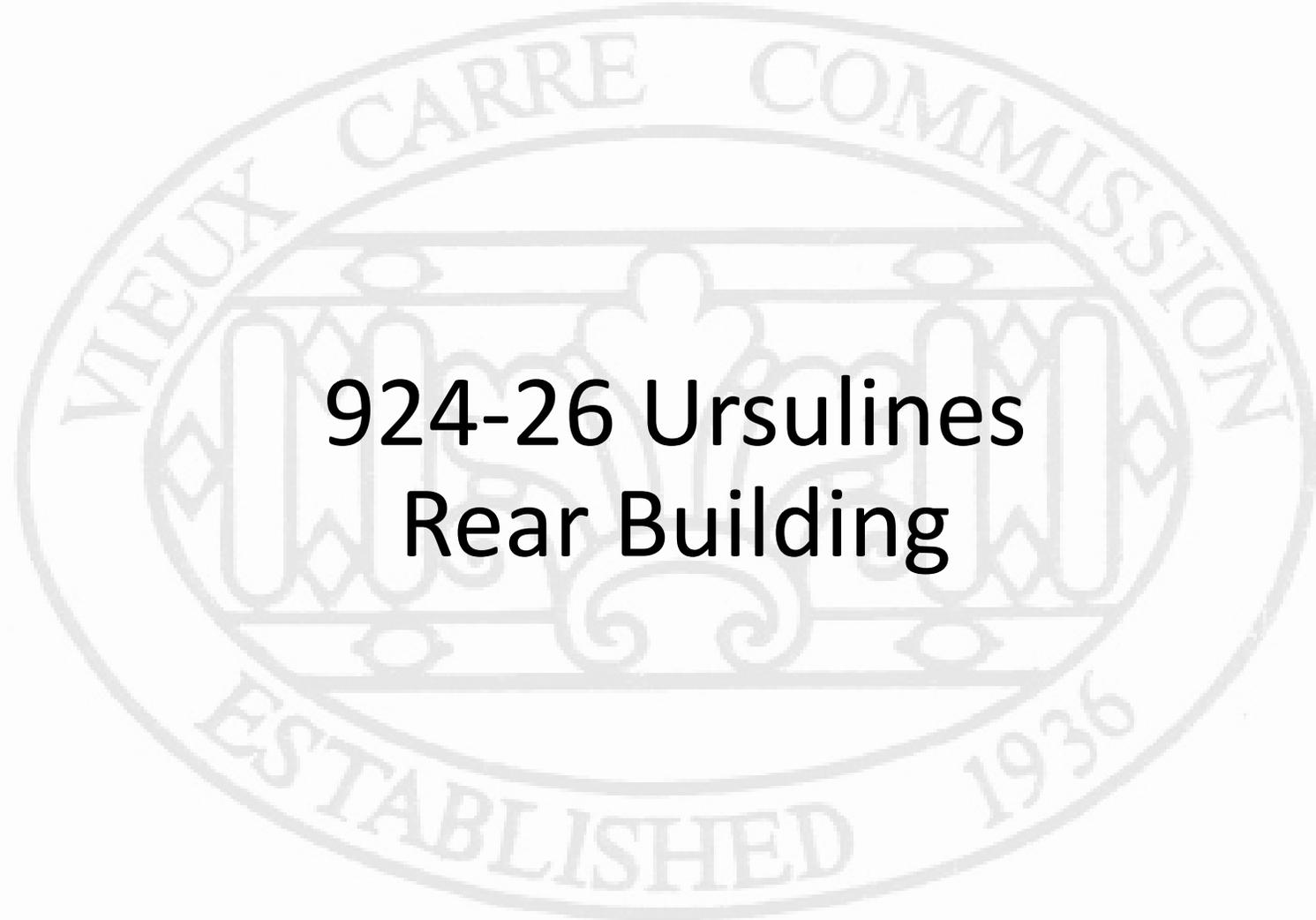
Mr. Henry stated he was willing to work with staff on the intercom. Mr. Fifield noted that there was a flashing detail needed between the main roof and the rear metal roof.

There was no public comment.

Mr. Bergeron moved to adopt the staff recommendations with the exception of:

- Approved retention of two ground level rear doors
- The third rear door at the landing to be replaced with a more appropriate, simple door
- The rear dormer vent to be relocated
- A new flashing detail to be submitted for the rear slate roof to the overhang metal roof
- A revised proposal for the wood panel in the dormer
- Retention of the side French doors
- And, for all doors to be painted.

Ms. Steward seconded the motion, which passed unanimously.



**924-26 Ursulines  
Rear Building**

ADDRESS: 924-26 Ursulines  
OWNER: Upstate Investments, LLC APPLICANT: Lynnette Gordon  
ZONING: VCR-1 SQUARE: 84

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.

C. 1835-40 1½-story brick 4-bay Creole cottage and detached 2-story outbuilding.

**Architecture Committee Meeting of** **11/11/2025**

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**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit # 22-33427-VCGEN** **Lead Staff: Nick Albrecht**  
**Inspector: Noah Epstein**

Proposal to address or retain deviations from approved plans for renovated rear building, per materials received 11/06/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

This application concerns the rear building only and was last before the Architecture Committee at the 04/22/2025 meeting, where the Committee deferred the application. The primary remaining concerns with the rear building were the numerous changes to the balcony and the doors.

**Rear Building Doors**

The new submittal from the applicant shows that new French doors have been installed in the openings in the rear building. Although French doors were shown on the approved plans for this rear building, staff notes that the now installed doors appear to be somewhat atypically proportioned. The bottom panel and the lower rails appear to be atypically tall, making the door appear somewhat “high waisted”. Additionally, the doors will need to be painted.

**Balcony Changes**

The applicant has provided new images of the proposed replacement balcony guardrail, which staff found consistent with the originally approved plans and approvable.

As a reminder, the approved plans called for the existing historic columns at the rear building to be repaired. Instead, the columns were removed, the balcony was restructured and slightly deepened, and new railing height posts were installed. Previously, the applicant noted that there would have been a walkway width of less than 24” with the columns in their historic locations so they chose to completely remove the historic 10x8 columns and install new 6x6 rail posts for egress purposes.

Since that 04/22 meeting, the applicant has been able to provide additional documentation regarding this condition, including having a plumb bob dropped to show where a post would sit compared to the existing balcony overhang. The distance from the building wall to the string is shown at about 33”. Staff questions if the previously existing posts were truly 10x8 as shown in the original plans. A column with dimensions of 4x6 may be an appropriate alternative. If a 4x6 post were to be installed in the location indicated by the plumb bob, the usable balcony width would be reduced to approximately 29-1/2”.

Although the VCC would ultimately defer to the Building Department in terms of egress requirements, staff does not believe there would be any issues with a balcony width of 29-1/2”. This balcony serves only a single studio apartment with the primary entrance to the apartment found at the top of the exterior stairs.

Staff notes that as this balcony has been extended during the previous renovation work, if posts were to be installed in the locations indicated by the plumb bob, there would be an atypical amount of balcony decking left outside the guardrail and columns. Still, staff finds the previously existing columns to be a very important feature of this green-rated rear building and a restoration of these elements may be necessary.

**Summary**

In summary, staff questions the proportions of the now installed French doors at the rear building, although these may be approvable provided they are painted. Staff still finds the removal of the rear building balcony columns to be inappropriate.

Staff requests commentary from the Architecture Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025

**Architecture Committee Meeting of****04/22/2025****DESCRIPTION OF APPLICATION:**

04/22/2025

**Permit # 22-33427-VCGEN****Lead Staff: Nick Albrecht  
Inspector: Noah Epstein**

Proposal to retain deviations from approved plans for renovated rear building, per materials received 04/07/2025.

**STAFF ANALYSIS & RECOMMENDATION:**

04/22/2025

Staff notes that there are two applications for this property with one concerning the main building and one concerning the rear building. Like the main building, proposed renovations for this property were reviewed between 2020 and 2022 with permits being issued for renovations to the main building in December of 2022. The deviations from the approved plans on the rear building are more widespread and significant compared to the main building and include major changes to the balcony, changes to doors, and exterior lighting.

**Balcony**

Unpermitted changes to this balcony include the removal of the second-floor columns, installation of an inappropriate guardrail, enclosing the underside of the balcony, and installing atypical gutters around the outside of the balcony.

**Columns**

The approved plans called for the existing historic columns at the rear building to be repaired. Instead, the applicant notes that there would have been a walkway width of less than 24” with the columns in their historic locations so they chose to completely remove the historic 8x4 columns and install new 6x6 rail posts for egress purposes. As no measured drawings were provided regarding this detail, it is unclear what the realized change in width on the balcony ended up being. When measured on the approved plans, this width measured at 3’6”. Either way, staff notes that the width of this balcony was never discussed and staff has no record of this being some requirement from Safety & Permits. The removal of the columns completely changes the look of this important rear building.

**Guardrail**

The approved plans called for the installation of a typical birds beak style railing, very similar to hand rail #2 from VCC standard detail sheets. Staff notes that prior to renovations of this property, remnants of this style of guardrail were present on the building. Rather than install this type of guardrail, something very similar to what is labeled in the Guidelines as a “wood ‘deck’ balustrade” was installed. This style of balustrade is explicitly noted as not approvable in the Guidelines. (VCC DG: 08-7)

**Balcony Underside and Gutters**

The only work noted in the approved plans regarding the underside of the balcony was typical repair and paint and the installation of three new light fixtures. Instead, the underside of the balcony was enclosed in beadboard and four new recessed light installed. It appears this work significantly increased the depth of the balcony structure. This is particularly evident when looking at the wall height above the openings comparing before and after photos.

Although it is not uncommon to see the underside of certain balconies enclosed, this detail was never discussed and the added structure has a ripple effect on other aspects of the building.

In addition to these unpermitted changes to the balcony, gutters have been installed around the balcony fascia. The submitted materials note that these gutters were installed to reduce the amount of dripping on the 1<sup>st</sup> floor entrance area and the courtyard. Staff notes that there are gutters at the roof level directly above so these balcony level gutters would only catch wind driven rain blown into them or onto the balcony. Staff finds the functional effect of the gutters is likely minimal and it is highly atypical to have gutters wrapping a balcony in this fashion.

**Doors**

Like at the rear of the main building, new matching single lite over decorative panel doors were installed in all door openings of the rear building. The approved plans called for this installation of typical wood

French doors in these openings. Early site visit photographs show that this door style was present in the building and is the typical door style seen on this building type.

Just as with the main building, staff does not find this installed door style appropriate for these door openings or for this age of building.

### **Exterior Lighting**

The approved plans for this building did include new exterior lighting with three fixtures approved for installation centered between the balcony posts at the second floor and three fixtures in matching locations under the balcony. The submitted materials note that the lights in the locations as approved would have been shadowed by the columns. Instead, four fixtures were installed at each level with the fixtures centered over the openings at the second floor and three of the four fixtures at the first floor over openings. The fourth first-floor fixture appears to be centered between openings.

If there were no columns on this building, the lighting guidelines would recommend locating fixtures in similar locations as installed here. However, this building had columns so the Guidelines recommend locating fixtures between the column bays.

### **Summary**

In summary, staff biggest concerns regarding deviations from the approved plans for the rear building are:

- The numerous unpermitted changes to the balcony
- All new doors on the rear building

Staff recommends denial of the retention of these elements in their current forms and recommends that the applicant revise these elements to be consistent with the approved plans.

### **ARCHITECTURAL COMMITTEE ACTION:**

04/22/2025

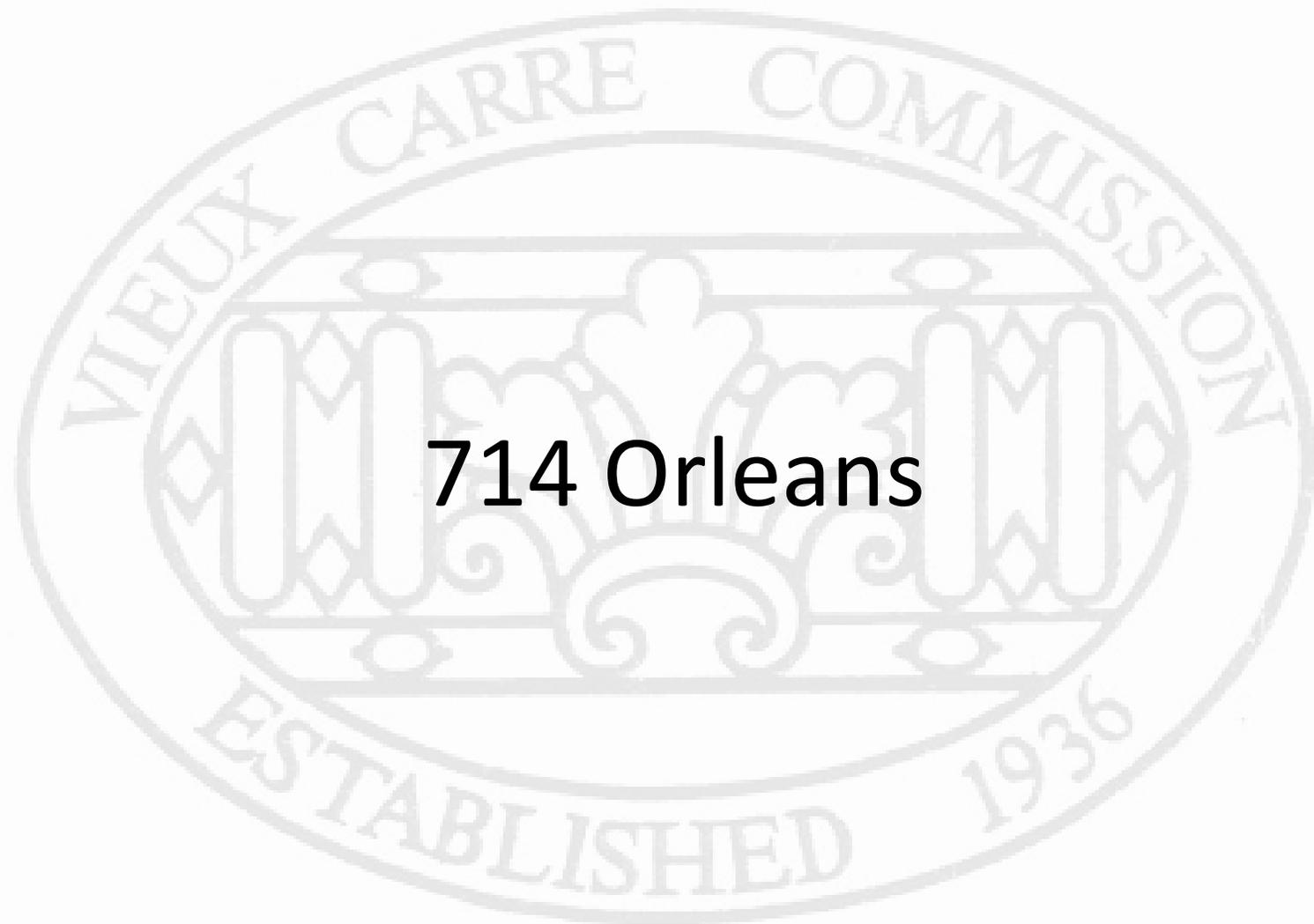
Mr. Albrecht read the staff report with Mr. Henry, Ms. Elliot, and Mr. Smoot present on behalf of the application. Mr. Fifield began the discussion with the changes to the balcony. Mr. Henry noted his desire to make this a “functional” property and that the balcony was less than 24” of walkway. Ms. Steward asked if this had been reviewed by Safety & Permits. Ms. Bourgogne noted that Safety & Permits approved the plans that the VCC had approved. Mr. Fifield noted that what had been done here was a substantial change to the historic fabric of the building. Mr. Fifield noted the importance of communication if needed changes are found and that he did not see any way that the Committee could approve these changes.

Mr. Block noted the importance of providing some direction for staff regarding possible compromise for the building. Mr. Fifield noted that he was confident that the staff could identify the things that are most important about the preservation of this building.

There was no public comment.

Mr Bergeron referenced slide 202 of the presentation and asked if the balcony had been completed reconstructed. Mr. Smoot stated that nothing changed going into the wall, they just sistered on to the existing material and extended it out. Mr. Bergeron suggested that the original material could be dimensioned to provide some evidence of the previously existing balcony width.

Mr. Bergeron moved to adopt the staff positions in the staff report and to defer the application to allow the applicant to work with staff to resolve the various items. Ms. Steward seconded the motion, which passed unanimously.



714 Orleans

ADDRESS: 714 Orleans Ave.  
 OWNER: Sahuque Realty Coinc APPLICANT: Archetype LLC  
 ZONING: VCC-2 SQUARE: 60  
 USE: Mixed LOT SIZE: 1466.5 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service ell: **Blue**, of major architectural and/or historic significance.

One of the row of four Transitional style buildings built by Gurlie and Guillot for Jean Baptiste Vignie, this individual building has a c. 1850 cast iron double gallery (or veranda), which obscures its original cornice. It also has late 19th c. modifications on the ground floor, which replaced the original arched ground floor openings.

**Architecture Committee Meeting of 11/11/2025**

**DESCRIPTION OF APPLICATION:** 11/11/2025  
**Permit #25-23643-VCGEN** **Lead Staff: Erin Vogt**  
**Violation Case 23-07956-DBNVCC** **Inspector: Noah Epstein**

Proposal to perform structural masonry repairs and proposal to modify work completed without benefit of VCC review and approval, including millwork and mechanical equipment, per application & materials received 08/04/2025 & 10/24/2025, respectively. [Notices of Violation sent 07/05/2017, 11/24/2021 & 11/14/2023]

**STAFF ANALYSIS & RECOMMENDATION:** 11/11/2025

Staff met with the applicant on site at the Committee’s request, and most of the violations can now be abated at staff level. The following items require Committee review:

Structural:

When last reviewed, some questions arose regarding the engineer’s report and proposed repairs, provided again here:

*Observations*

Carubba Engineering, Inc. was tasked with assessing the structural condition of the shared structural masonry party wall, at the interior patio area, and provide a professional recommendation on remedies. We did not perform any destructive testing, material sampling, or code compliance verification.

We observed the following conditions, with the existing shared structural masonry party wall, on the interior face, Orleans Street side of the wall. First, the exposed masonry had several vertical and stepped cracks. Second, we observed open joints between bricks due to mortar loss where mortar joints are deteriorated and powdery. Next, the exterior wythe had severe displaced bricks outward from vertical plane (bulging). Lastly, we observed bricks with spalling and efflorescence.

*Discussion*

The structural condition of the party wall is unsatisfactory, and in some areas, critical. The observed damage pattern indicates that the wall is experiencing both out-of-plane movement and material deterioration, likely caused by a combination of inadequate lateral support and restraint, along with lack of maintenance and repointing over decades.

*Recommendations*

We recommend that the existing exposed masonry walls be structurally stabilized. First, any damaged or missing bricks shall be replaced in kind with an HDLC approved brick and mortar. Cracks and separation of the joints shall be repaired with helical wall ties at approximately 18 inches on center of the cracks, in accordance with manufacturer specifications. Lastly, remaining damaged or degrading mortar joints shall be pointed out.

Structural drawings show corner ties installed in the mortar joint every four courses where the wall turns to meet the adjacent property. Additionally, details call for Simpson Heli-Ties to be drilled and grout injected per manufacturer’s specifications. Staff notes that drilled and injected ties are rarely found to be approvable by the Committee, as they are destructive and do not allow for masonry reconstruction. The mortar specified by the manufacturer is also much harder than the VCC mortar; in the rare occasions where drilling and grout injection is approved, the Committee has required the use of VCC mortar.

HVAC:

The applicant is now proposing to relocate the rooftop condenser to be closer to the main building roof and dormer access. A new mechanical rail will be installed immediately surrounding the unit. Given the limited visibility and small rooftop footprint, staff has no objection to retention.

The current HVAC platform in the courtyard/lightwell is raised to compensate for limited airflow in the tight outdoor space. The applicant is proposing to modify the platform so it is freestanding instead of being attached to three Blue rated walls.

Staff finds the proposed HVAC retentions **conceptually approvable** with the proposed alterations.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



**1141 Royal**

|          |  |            |               |
|----------|--|------------|---------------|
| ADDRESS: | 1141 Royal, 702 Gov.<br>Nicholls             |            |               |
| OWNER:   | David W Hughes Family<br>Limited Partnership | APPLICANT: | David Hughes  |
| ZONING:  | VCR-2  | SQUARE:    | 55            |
| USE:     | Residential                                  | LOT SIZE:  | 2,743 sq. ft. |

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: **Main -Green**, of local architectural and/or historical significance.

**Kitchen Addition – Brown**, objectionable or of no Architectural or Historical Importance

Architects Co. Row building, which remains close to its original design with the exception of its non-original brick cornice.

#### **Architecture Committee Meeting of**

**11/11/2025**

#### **DESCRIPTION OF APPLICATION:**

11/11/2025

**Permit # 25-24860-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #25-05477-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to temporarily retain modifications to ground floor millwork that were completed without benefit of VCC review or approval, per application & materials received 08/15/2025 & 10/14/2025, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

11/11/2025

This unpermitted work occurred in the second bay on the ground floor of the Gov. Nicholls elevation of the building. The work included the removal of previously existing French doors and the installation of a new solid four panel door with narrow sidelights and a short transom window. Staff identified and cited this work as a violation earlier this year.

The applicant is proposing to retain the work related to this door opening on a temporary basis and sent staff an email summarized below:

- The current arrangement was installed due to concerns for privacy and security.
- Due to those issues in addition to passing ghost tours and early morning patrons of the Verti Mart across the street, this property has not become the desirable season home that was expected.
- The owners intend to sell the property at the earliest economic opportunity
- Until the unit is sold, it would only be occupied for one month in late spring and one month between mid-November and Christmas each year with occasional use by friends and family
- The shutters would remain closed when the unit is not occupied as well as at night when it is occupied

The applicant proposes to retain the door for a time period of five years or until the property is sold, whichever occurs first. The applicant is willing to enter into an agreement with the HOA and manager for the HOA, including depositing funds in escrow, in order to install appropriate doors consistent with this timeline.

In conjunction with the proposed temporary retention, the applicant proposes to replace the atypical louvers seen in the fanlight above this opening as well as in the fanlight of the adjacent opening with a barred treatment as seen in all other fanlights of this building. The louvers are not in violation and appear to have been in place since approximately the 1970s but staff suggested they are atypical and that the more common barred treatment would allow for more light into the space. A photo from 1963 shows that these fanlights previously matched the adjacent ones with bars.

Staff finds the proposed work for the fanlights to be conceptually approvable, although details would need to be finalized prior to permitting. Regarding the proposed temporary retention, temporary retentions have been approved previously, but staff finds a five year window to be much too long. If any temporary retentions are allowed, staff recommends that it not exceed 12 months at which time the situation could be revisited.

The current door goes against several of the VCC Guidelines with the Guidelines stating that, “*the VCC does not allow installing an inappropriate door type, i.e. a single door in a former double-door location*” or “*decreasing a door size or shape with infill ... to allow for installation of a stock door size.*” (VCC DG: 07-13)

Staff requests commentary from the Architecture Committee regarding the concept of a temporary retention.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025



## Other Business

|          |         |            |                |
|----------|---------|------------|----------------|
| ADDRESS: | Various | APPLICANT: | Studio West    |
| OWNER:   | Various | SQUARES:   | 64, 65, 68, 69 |
| ZONING:  | VCE     | LOT SIZE:  | n/a            |
| USE:     | Various |            |                |

**Architecture Committee Meeting of****11/11/2025****DESCRIPTION OF APPLICATION:**

11/11/2025

**Permit # 25-33076-VCGEN****Lead Staff: Nick Albrecht**

Proposal to install various attachment anchors to facilitate the installation of holiday lighting above Bourbon St. per application & materials received 10/22/2025 &

**STAFF ANALYSIS & RECOMMENDATION:**

11/11/2025

This work occurs across the properties listed below and because of the nature of the overall project, involves several different City departments. The aspect of the project under the purview of the VCC is the various attachment points for the steel cables which will support a lighting display that is to be installed for the holiday season and removed prior to Mardi Gras. The applicant has mapped out the buildings and provided engineer's drawings for different attachment details for the different building materials encountered. Staff notes that the project also involves the 100 block of Bourbon St. which is under the authority of the HDLC.

Staff counted a total of 25 attachment points spread across 14 different buildings in the 200 and 300 blocks of Bourbon St. The typical attachment is a 3/4" or 3/8" eye bolt anchored into whatever the wall material of the building might be.

Some general concerns noted by staff are:

- Some locations (221 Bourbon, 333 Bourbon examples) appear to show the anchor points in locations behind balcony or gallery ironwork, implying that the cables attached to these anchors would need to pass through the ironwork. Staff questions how this will work and if there is a risk of the cables damaging the ironwork.
- Previous iterations of these plans indicated attaching the balcony or gallery fascia's at several locations. This current proposal only shows fascia attachment points at the orange-rated building at 300 Bourbon St. Staff still has concerns about how successful the repairs would be to these decorative wood elements following the removal of the anchor bolts, although staff appreciates that this attachment detail has been minimized to only one building. The repair detail shows these bolt holes in wood being plugged with a dowel, sanded, and painted.
- In earlier version of these plans, the anchors into masonry were shown as all penetrating into the bricks themselves. At staff's request, this set includes an alternative detail that anchors the bolts into the mortar joints. While the anchor into the brick consisted of just the eye bolt itself, the anchor into the mortar joint includes a metal plate that includes two additional bolts, also into the mortar joint. Although the eye bolts with metal base plates will be much more visually apparent, as this is intended to be a temporary installation, staff finds that the repair to bolt holes left in mortar joints will likely be much more successful than repairs to holes in the bricks themselves.

One specific concern involves the anchor bolts for the building at 241 Bourbon St. That property has been under a major renovation for the past few years. Just last week, the architect for that project noted to the VCC staff a need to immediately shore the building due to structural concerns with the Bourbon St. wall. No application for emergency shoring has been filed as of the writing of this report but if there are in fact valid concerns regarding the stability of this wall, staff would be very concerned about put additional strain on the wall with this lighting installation.

Overall, as a temporary installation, staff finds the attachment point detailing somewhat heavy handed. The general recommendation for temporary installation of decorations or similar temporary items is to use non-invasive measures such as clamps and zip ties. Staff appreciates that this installation will be suspended over the public right of way and that safety needs to be a top concern, possibly justifying the more intense nature of the anchor details.

Although this has been presented to VCC staff as a temporary installation that will be removed and repairs made following the couple months of display, staff suggests that if there is a possibility of this display returning in future years if it may make sense to consider these attachment bolts as a more permanent feature. Many of the attachment points are in non-descript locations, such as immediately below a balcony or gallery, and staff finds it may be better practice to install these bolts once, rather than drilling new holes each year. The display itself and all supporting cables would still need to be removed before Mardi Gras, but if the anchors themselves were to remain and were painted to match the building surface, they would be rather discrete. Again, viewing this as a more permanent installation would be dependent on the display being successful and returning in future years.

Staff recommends conceptual approval of the proposed attachment points with any details to be worked out at the staff level.

**Full List of Properties Affected:**

200 Bourbon St.; 201 Bourbon St.; 209 Bourbon St.; 210 Bourbon St.; 213 Bourbon St.; 221 Bourbon St.; 226 Bourbon St.; 239 Bourbon St.; 738 Bienville St.; 300 Bourbon St.; 309 Bourbon St.; 315 Bourbon St. 323 Bourbon St.; 333 Bourbon St.

**ARCHITECTURAL COMMITTEE ACTION:**

11/11/2025